

1 **SUMMARY OF BOARD MEETING**

2 **November 14, 2012**

3 **6:00 p.m.**

**Cory Lakes CDD
Cory Lake Beach Club**

4
5 **Attendees**

6		
7	Dr. David Burman	Chairperson
8	Vicki Castro	Vice Chairperson
9	Dr. Cyril Spiro	Supervisor
10	Bob Woodards	Supervisor
11	Angela Mason Reimer	Supervisor

12
13 Also present were:

14		
15	Jeanne Rugg	Manager
16	Mark Straley	Attorney
17	John Darling	Facility Manager
18	Judi Beck	Supervisor-Elect
19	Richard Carpenter	LAF Chair
20	Elizabeth Ross	SP Chair
21	Travis Norman	Evergreen/Hampton Golf
22	Kelly Corbin	WTS International
23	Numerous Residents	

24
25 **Motions**

26
27 On MOTION by Dr. Spiro, SECONDED by Mr. Woodard;
28 WITH Dr. Spiro, Dr. Burman, and Mr. Woodards Voting Aye; and
29 Ms. Castro Voting Nay;
30 the Board Appointed Ms. Angela Reimer as Supervisor to Unexpired Seat #5.
31

32 On MOTION by Dr. Spiro, SECONDED by Mr. Woodards, WITH ALL IN FAVOR, the Board
33 approved the Consent Agenda Items as listed above.
34

35 The Board requested Mr. Darling provide a monthly report on the development of the
36 Phase 7 project.
37

38 On MOTION by Ms. Castro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
39 approved Strategic Planning Hosting a Presentation on the Amenities Master Plan on December
40 5, 2012 at the Beach Club and sending of a Postcard Announcement.
41

1 On MOTION by Dr. Spiro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
2 direct Mr. Straley to provide recommendations as to how to handle the Gene Thomason Parcel
3 matters at the continued meeting.

4
5 On MOTION by Dr. Spiro, SECONDED by Mr. Woodards, WITH ALL IN FAVOR, the Board
6 rejected the Draft Communication Policy as presented, and approved the Policy that all Official
7 CDD Communication to Residents will be approved by the District Manager's Office.

8
9 On MOTION by Mr. Woodards, SECONDED by Ms. Castro, WITH
10 Mr. Woodards, Ms. Castro, Ms. Raimer and Dr. Burman Voting Aye;
11 And Dr. Spiro voting Nay;
12 the Board approved the Restoration of the Cross Creek Gatehouse Fountain.

13
14 On MOTION by Dr. Spiro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
15 authorized a Beach Club Key be Provided to the POA President.

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17 On MOTION by Dr. Burman, SECONDED by Ms. Castro, WITH ALL IN FAVOR, the meeting
18 was CONTINUED to November 29, 2012 at 6:00 pm at the Cory Lake Beach Club.

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FIRST ORDER OF BUSINESS - Roll Call

Supervisors introduced themselves.

Dr. David Burman	Chairperson
Vicki Castro	Vice Chairperson
Dr. Cyril Spiro	Supervisor
Bob Woodards	Supervisor
Angela Mason Reimer	Supervisor

Jeanne Rugg	Manager
Mark Straley	Attorney
John Darling	Facility Manager
Judi Beck	Supervisor-Elect
Richard Carpenter	LAF Chair
Elizabeth Ross	SP Chair
Travis Norman	Evergreen/Hampton Golf
Kelly Corbin	WTS International
Numerous Residents	

SECOND ORDER OF BUSINESS - Chairperson's and Manager's Opening Remarks

THIRD ORDER OF BUSINESS – Board Member Discussion on Agenda and Meeting Protocols

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS – Public Comment

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS – Organizational Matters

A. Discussion of Resumes for Board Vacancy Seat #5 [11/2014] and Candidate Interviews

- Judi Beck [Elected to take office 11-20-2012]
- David Burman [Interviewed at Previous Meeting]
- Wally Mackey [Interviewed at Previous Meeting]
- Ryan Mundy has been a resident for three years, is on the Finance Committee, been involved in the Phase 7 Project and Kolter Bonds; and attends the Strategic Planning Committee meetings.
- Angela Raimer has been a resident for five years, is a Civil Attorney, not on any committees yet, was an active resident in Arbor Greene and Westchase; assisted residents in the B Bond Litigation against the developer.

Following discussion,

B. Appointment of Supervisor

Dr. Spiro nominated Ms. Reimer.

On MOTION by Dr. Spiro, SECONDED by Mr. Woodard;
WITH Dr. Spiro, Dr. Burman, and Mr. Woodard's Voting Aye; and
Ms. Castro Voting Nay;
the Board Appointed Ms. Angela Reimer as Supervisor to Unexpired Seat #5.

C. Oath of Office

Mr. Straley, being a Notary Public of the State of Florida, administered the oath of office to Ms. Angela Reimer, a copy of the oath is attached hereto and made a part of the public record.

D. Overview of Supervisor and CDD Responsibilities

Ms. Rugg presented a new supervisor information packet, a Form 1 – Statement of Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees.

Ms. Rugg further stated the District is a public entity and you are a public official. The Board is bound by the Sunshine Law and various laws and rules of the State of Florida including

Chapter 190 and several others. Any materials kept by the Supervisor or staff members in connection with the CDD are public records and it is recommended they are kept in one location in case of a request separate from personal or business records. If you have any questions, do not hesitate to contact DPFG or the attorney.

E. Compensation of Supervisors

Ms. Rugg stated as a Supervisor you are entitled under the Florida Statutes to receive compensation of \$200 per meeting, \$4,800 annual. I will need to do either accept or waive compensation on the record.

Ms. Reimer stated I accept compensation.

SIXTH ORDER OF BUSINESS – Consent Agenda Items:

- Approval of October 17, 2012 Board Meeting Minutes
- Acceptance of November 5, 2012 Security Committee Meeting Minutes
- Acceptance of November 13, 2012 Pool Sub-Committee Meeting Minutes
- Informational – November 7, 2012 Communication Task Force Meeting Minutes
- Acceptance of Financial Statements as of September 2012 Updated

Dr. Sprio requested to add the Pool Sub-Committee Meeting Minutes and the Communication Task Force Meeting Minutes as part of the Consent Agenda.

On MOTION by Dr. Spiro, SECONDED by Mr. Woodards, WITH ALL IN FAVOR, the Board approved the Consent Agenda Items as listed above.

SEVENTH ORDER OF BUSINESS – Facilities Manager Report and District Projects

A. Facilities Manager Report

A.1. Activities Report

A copy of the Facilities Manager Report, and a copy of which is attached hereto and made a part of the permanent record.

A.2. Office Administration

There not being any, the next item followed.

A.3. Events Management Presentation

Mr. Darling stated at the Board's request from a previous meeting, I have invited two Lifestyle Management Firms to make presentation on their qualification to the Board. As you

1 are aware, Ms. Wiggins, provided event management services for the CDD and is involved only
2 on a limited part-time basis. Our hopes is after the presentation and getting a feel of what the
3 Board would expect and the services they provide to bring back proposals that will include prices
4 and their refined scope of work at both the current activities, and the enhanced activities planned
5 for Cory Lakes with the pool.

6
7 ➤ **Evergreen/ Hampton Golf**

8 Mr. Travis Norman of Evergreen Lifestyle Management, a division of Hampton Golf,
9 gave a presentation of their firm, clients and services their firm provides. Highlights include:

- 10 • Have and is providing property management services for many Pulte and Kolter home
11 projects; i.e., Bridgetown and Somerset at the Plantations; the Quarry
- 12 • Handles all aspects of social concepts, activities and budgeting;
- 13 • Electronic sign ups via apps or phone through the Jacksonville Main Center or website;
- 14 • Survey needs of committee to design activities program;
- 15 • Prepare newsletters and websites.

16
17 Whereupon a question and answer session was held, and addition highlights are:

- 18 • Grand Hampton has held some unique programs such as a fresh market and hot dog stand
19 for the kids during the summer;
- 20 • Company can take over existing websites and integrate into theirs;
- 21 • Third party will manage fitness and aquatic facilities through their firm;
- 22 • Will schedule trainers for tennis courts and gym instructors;
- 23 • Can prepare monthly newsletters; weekly emails; prefer everything be digital;
- 24 • May consider coming in part-time and handle an event at a time.

25
26 ➤ **WTS International**

27 Ms. Kelly Corbin, of WTC International gave a presentation of their firm, clients and
28 services provided. Highlights include:

- 29 • Company has 40 years' experience, with 45 properties in US; and 120 properties under
30 their management; i.e., MiraBay
- 31 • Focus is on resident, resort and community management services;

- 1 • Personnel takes on the branded image of the community and integrate into sale design,
- 2 planning, space and designs;
- 3 • Provide recommendations for general contractors and architects;
- 4 • Managers are employees of WTS with a core program management for each month;
- 5 • Handles concierge program, financial management, community and client reports
- 6 monthly, site visits and is available 365 a year.

7
8 Whereupon a question and answer session was held, and addition highlights are:

- 9 • Focus on lifestyle desire or community;
- 10 • Review of programs pays for the staffing;
- 11 • Handles newsletters monthly, weekly or quarterly; and has their own graphic design
- 12 group;
- 13 • Developer does not fund any of the events in MiraBay; as community pays as a group
- 14 several services are free to the residents, and pay for special services or events i.e., tennis
- 15 pro, message, etc.

16
17 Ms. Beck stated I was in the group that went out exploring the other communities. I
18 visited both Grand Hampton and MiraBay. I was impressed with the Mirabay model, and taken
19 back by the events and services.

20 Mr. Darling stated from the general estimates I have to hire a Lifestyle Director is within
21 the realm of what we spend last year on the events and compensation of the Events Coordinator.
22 If this is the direction the Board wants to go in, we should hire a Director and then build the
23 programs.

24 Dr. Spiro and Dr. Burman requested updated proposals based on the discussions.

25 Mr. Darling stated the next step is for them to provide updated proposals with various
26 options and scope of services with pricing.

27 Dr. Burman and Mr. Darling thanked the presenters for attending.

28
29 Dr. Spiro questioned how both gatehouses were completed on schedule and on budget
30 since they original project had to be split into two.

1 Mr. Darling responded the Board approved splitting the project once it was determined
2 the estimates for one gatehouse was more than projected; however both projects were completed
3 with the \$25,000 budget for each, Cross Creek in Fiscal Year 2012; and Morris Bridge in Fiscal
4 Year 2013.

5 Dr. Spiro asked what type of coordination are your providing on the Kolter Project?

6 Mr. Darling responded initial meetings on the design and schedule for the pool; the O&M
7 maintenance needs and estimated expenses, and review of the existing storm water system and
8 maintenance.

9 The Board requested Mr. Darling provide a monthly report on the development of the
10 Phase 7 project.

11 Ms. Castro stated in reading the Pool Committee Minutes, Arif Contractor was selected
12 as the liaison to Kolter. It should be the Facilities Manager who has extensive construction
13 experience.

14 Mr. Straley stated the Pool Sub-committee I believe is concentrating on the plans and
15 specifications. The agenda is to have a detail plan after 60 days.

16 Dr. Spiro stated we are obtaining proposals from vendors to make their presentations
17 during the week of December 17 for the design/build.

18 Ms. Castro stated I am sure Kolter will give us more bang for the buck.

19 Mr. Straley stated no design/build plans will be given for free. They will provide you
20 with a sketch of their vision.

21 Dr. Spiro stated they will make their presentation at the Pool Sub-committee or at the
22 Board meeting.

23 Ms. Beck stated the biggest vision is pool placement, across the street or next to the
24 Beach Club.

25 Mr. Darling stated you can place it in either space; however there are more utilities on
26 this side.

27 Ms. Ross provided an overview of the Strategic Planning Committee Amenity Master
28 Plans to date, and requested either the Board and/or Strategic Planning hold a workshop for the
29 residents to view the substantially final plans and obtain their input. This will allow for the Pool
30 Sub-committee to have additional input as to the community feeling of pool placement,
31 especially since specifications need to be done quickly.

1 Meetings in December are CDD/SP Presentation on the 5th; Pool Sub-committee on the
2 17th and Board meeting on the 19th.

3 Following discussions,
4

5 On MOTION by Ms. Castro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
6 approved Strategic Planning Hosting a Presentation on the Amenities Master Plan on December
7 5, 2012 at the Beach Club and sending of a Postcard Announcement.
8

9 Ms. Castro stated I will work with Ms. Ross on the postcard wording.
10

11 **EIGHTH ORDER OF BUSINESS – Staff Reports**

12 **A. Attorney**

13 **Phase 7 Kolter Project**

14 Mr. Straley stated the main issue is the Kolter Project and the next step. The Bond
15 Financing Group is asking to continue this meeting to November 29, 2012 at 6:00 p.m. to discuss
16 and consider documents for the next step in the process with is the segregation of the 2001
17 Bonds. Additionally, the pool detail and designs are to be finalized 60 days after the signing of
18 the contract and the pool subcommittee is working on this.

19 Dr. Spiro asked what is the significance of separating the bonds?

20 Ms. Castro responded the separate the portion for the existing homeowners, and that on
21 the undeveloped Phase 7 only, and then will issue a new bond and all new bonds need to go
22 through us.

23 Dr. Spiro asked there has to be a reason behind the split?

24 Mr. Straley responded there is, but I am not sure I can articulate it. The Bond Counsel
25 and Underwriter are advising that the 2001 Bond needs to be segregated and is requesting a
26 special meeting to discuss this item.

27 Dr. Spiro asked who is the Bond Counsel?

28 Mr. Straley responded Mr. Mike Williams, I will provide you his contact information.

29 Dr. Spiro stated I am just looking for someone to articulate the reasons. Can't we just
30 talk about this at the next meeting? How much time do we need?

31 Mr. Straley responded I believe the tax deed sale is pending, and the District agreed to
32 assist in moving the project along in the agreement.

1 Dr. Spiro stated if they own the land, they can just pay off the bond. We don't have to
2 split out the bond. I don't understand.

3 Mr. Straley stated a note will replace the section of Bonds over the Phase 7 project. A lot
4 of this is technical in nature. You can talk to Mr. Williams in the meantime to get your questions
5 answered and continue the meeting.

6 Ms. Rugg stated in my discussions with Mr. Daugirda, it is the Bond Finance Working
7 Groups intent to provide a memorandum to the Board regarding the background and reasons for
8 the segregation and the bond, and between then and the meeting try to vet out all of the questions
9 the Board may have at the meeting on the 29th.

10 Dr. Spiro stated I don't see having a meeting on this one issue.

11 Ms. Castro stated to may it more productive, I request to add the "Rules and Procedures
12 for the Amenity and Facilities" that L-A-F has been working on to discuss it in more detail.

13 Dr. Spiro stated at that point Ms. Beck will be a Board member.

14 Ms. Rugg asked after that meeting will you be ready to set a public hearing?

15 Dr. Spiro responded I have read half of it so far. We are so far away from that.

16 Ms. Rugg stated not a problem, I just need to know as I need to place an advertisement in
17 the newspaper a month earlier.

18
19 **Gene Thomason Parcels**

20 Ms. Castro stated there are survey stakes at the corner near the pond again, and rumors
21 are he is placing a gas station there. Should be start eminent domain proceedings? Should we let
22 it go because in order to do anything he would have to rezone. That land should be in the
23 District's name. He wants to sell it to us. He is not going to give it to us.

24 A discussion was held regarding the land, its potential use, Districts power of eminent
25 domain, pond being a SWFWMD drainage off-site pond with an operations and maintenance
26 permit, District's use and maintenance of the area for 20 years.

27 Mr. Straley stated I believe the last time we talked about this I believe we were short a
28 few years for a prescriptive easement which is 20 years. I will look into that option.

29 After discussion,
30

1 On MOTION by Dr. Spiro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
2 direct Mr. Straley to provide recommendations as to how to handle the Gene Thomason Parcel
3 matters at the continued meeting.
4

5 **B. Manager**

6 **B.1 CDD Management Report**

7 Ms. Rugg stated the Manager provided the Management Report in the Advanced Board
8 package for your review. A copy of which is attached hereto and made a part of the permanent
9 record.
10

11 **B.2. State of District Finances**

12 Dr. Burman stated it looks like we did better than last year.

13 Ms. Castro stated we should have extra funds as the books should be closed.

14 Ms. Rugg stated these are preliminary and being this is November 14, all expenditures for
15 Fiscal Year 2012 should be handled within the next two weeks. At that time the access funds are
16 transferred to the General Fund. I'll have Mr. Daugirda bring that up at the meeting on the 29th
17 to provide the information as to the recommended transfer amount into the reserves.

18 Dr. Spiro stated at the last Finance Committee meeting only two members showed up and
19 the Chair was unable to attend due to work commitments. I will try to revive the committee as
20 this is an important year as we are trying to reduce the assessments by \$200 per home. I am open
21 to ideas.

22 Ms. Castro stated maybe you can approach Mr. Ryan Mundy as he has participated in
23 those meetings to serve as Chair.
24

25 **B.3. Consideration of I-Kare Publishing Renewal Contract**

26 Dr. Burman stated I suggest we table this as a response is not needed under the due back
27 until December 1st.

28 Dr. Spiro asked was there an issue with the next newsletter publication?

29 Ms. Castro responded she will do the January newsletter.

30 Dr. Spiro asked who will review the newsletter as Ms. Wiggins is on a limited part-time
31 basis?

32 Mr. Darling responded Ms. Carrie Berkan is interested in handling this.

33 Dr. Burman stated a final decision will need to be made on December 19th.

34 Dr. Spiro stated we do have these new Lifestyle firms to consider.

1 Dr. Burman stated you can always sign a contract for six newsletters for the year, and
2 have the other firm fill in the other months.

3
4
5 **NINTH ORDER OF BUSINESS – Board Member Discussion Items:**

6 **B. Survey on Guest Policy for Gym – C. Spiro**

7 Dr. Spiro stated the guest policy will be impacted by the Rules and requested Item 9B be
8 tabled until a future meeting.

9
10 **A. CDD Official Communication Policy**

11 Dr. Spiro stated I have had my response to the policy in the package for several Board
12 meetings. It is a methodology as to what is positive or negative in an official CDD
13 communication so we can get things out to the residents rather than waiting 30 days. There is
14 also a legal opinion on it.

15 Mr. Straley stated I understand what you are trying to accomplish and I am very
16 sympathetic. The Sunshine Law is very broad, and you cannot circulate things to other Board
17 members.

18 Dr. Spiro stated if we can't do this, maybe we should not have one. I spoke to the
19 Communications Director at Hillsborough County and they don't have one like this and was
20 interested in what we were doing. They have a County Administrator who is responsible for
21 what is mailed out. They get the information from a controlled fire to a legislator getting a law
22 passed. If you start to play politics you are out of here so fast, and that is their rule.

23 Ms. Rugg stated communications are fact based, not politically driven. This is what is
24 going on, this is what was decided at a Board meeting. It is cut and dry with no wiggle room and
25 over and done with.

26 Dr. Spiro stated if I wanted something to be published, I would send it to DPFG and the
27 District Manager would make a decision, get back to the author, and if there are any major issues
28 it goes to the next Board meeting.

29 Ms. Rugg stated that is how it has always been done. Any CDD Board communication
30 came through us, and for the most part there is not a problem, it is when articles are going into
31 newsletters and mailing of that nature.

32 Dr. Spiro stated if we want to put out a survey, we could run it by DPFG for approval for
33 release or if it needs to be brought to the next Board meeting.

1 On MOTION by Dr. Spiro, SECONDED by Mr. Woodards, WITH ALL IN FAVOR, the Board
2 rejected the Draft Communication Policy as presented, and approved the Policy that all Official
3 CDD Communication to Residents will be approved by the District Manager's Office.
4

5 Dr. Spiro stated on the subject of communication I brought before the Board briefly that I
6 am working on a system that will allow people to communicate legally within the Sunshine Law
7 online by meeting all the requirements. Mr. Straley and I have talked about it extensively. As
8 part of the project we are contacting a lawyer in Tallahassee who is an expert in Sunshine Law.
9 The question I have tonight is just a tip the toe in the water based on a development firm. The
10 system will allow us to have online meetings between our physical meetings, there will be
11 minutes, comments and announced so we can communicate on anything we want to that may or
12 may not be decided on at a meeting. Is that a tool that is valuable enough to us and worth
13 \$13,000.

14 Ms. Castro stated with the notice of meeting, you are talking about potentially having one
15 meeting in between.

16 Dr. Spiro stated it would be one continuous meeting for 30 days. You announce it two
17 weeks in advance that the meeting is online, and communicate with the system, the Board can
18 comment, the Residents can comment, a non-resident can comment. It is a public meeting. It is
19 more like a bulletin board.

20 Ms. Castro stated there is no set agenda, or time. You make comments as you want.

21 Dr. Spiro stated I can make comments on the pool and get your opinion on it because it is
22 an open public forum, and allow us to work more efficiently.

23 Ms. Rugg asked which firms are you talking to in Tallahassee?

24 Dr. Spiro responded the names we are investigating are Mark Herron, Ron Myer and
25 Karen Walker.

26 Mr. Straley stated I have worked with Mr. Herron and he is a knowledgeable person.
27 This is cutting edge, and I can provide you the attorney general opinions. Government is always
28 behind the curve in technology. This may be something to consider after the attorney general's
29 opinion comes out on it.

1 Dr. Spiro stated I am not asking if this is something they want to do now because it is
2 ready to go. I am asking if the benefit of what I am describing is worth \$13,000 to the Board, and
3 that gives me a sense if this is something we can get developed.

4 Ms. Reimer stated I am not sure if \$13,000 is worth it or not because I don't know what it
5 will entail. Nowadays we are moving to electronic communication, and I can see it as a tool to
6 discuss one or more major issues without having to call a separate meeting.

7 Ms. Castro stated we couldn't vote.

8 Dr. Spiro stated I wouldn't push it that far, but we could communicate. I could ask my
9 questions and they would answer, and you could see my line of vision and add additional
10 questions so by the time we get to the meeting, we would be that further ahead.

11 Dr. Burman stated I feel a decision would be premature as to its worth until we get some
12 legal responses.

13 Ms. Castro stated I have to agree. I just keep envisioning the CLIP forum.

14 Dr. Spiro stated it is not a forum to bad mouth people. It is like a meeting. We can use
15 filters, and it can be removed.

16 Ms. Beck stated it is great to be cutting edge, and I am sure a community will need to be a
17 spring board. We all think the same as we want three bids for services, and so on.

18
19 **C. Update: Kolter Phase 7 Development**

20 This item was discussed under the Attorney's Report.

21
22 **D. Additional Supervisor Items**

23 There not being any, the next item followed.

24
25 **TENTH ORDER OF BUSINESS - Community Requests/Recommendations (Continued)**

26 **A. Landscape-Aquascape-Facilities**

27 **A.1. 2013 L-A-F Project Approvals**

28 Mr. Carpenter asked when will the liaison be appointed?

29 Dr. Burman responded Ms. Beck is the liaison.

30 Ms. Beck asked does Dr. Spiro want it, as he is doing the pool committee?

31 Dr. Spiro responded it is only a temporary appointment until the Committee's work is
32 done on the pool project. I have the Finance Committee.

1 Mr. Carpenter stated there has been concern with the members that the committee is
2 doing all this work and it gets shot down. It has only happened once, but it only takes that to get
3 people thinking. At the last committee meeting, I asked them to go through the projects and
4 prioritize them for Fiscal Year 2013. The items at the top are what the committee thinks are
5 important to keep the community vision moving.

6 Ms. Castro stated in regards to the Landscape Plan and Rehabilitation along Cross Creek
7 Entrance and I believe it is in the reserve study for more than the \$100,000. We did Morris
8 Creek for \$150,000. Cross Creek looks good except for the hideous plants. I know this is a ball
9 park figure.

10 Mr. Carpenter stated we are not asking for the funds, we will come back with estimates
11 for the project work.

12 Ms. Castro stated we will need to do some playground upgrades with the pool. I would
13 like to see a split of the \$100,000 for the playground that needs to be identified.

14 Dr. Burman stated you are asking if the list of items presented are things the Board is
15 interest in doing and having L-A-F look at. Does anyone have any objection to the list?

16 Dr. Spiro stated it would be nice to know how much is coming out of the reserves.

17 Ms. Castro stated these are all budgeted items, and is on the reserve expenditure list.

18 Ms. Beck stated this is your wish list. What is the rust inhibitor?

19 Mr. Darling stated this has been in the budget for the last few years, and it is a system to
20 reduce the amount of rusting coming from the well at the Beach Club.

21 Ms. Beck stated I though the Fountain at the Cross Creek Gatehouse was voted down, and
22 now it is put back in.

23 Mr. Carpenter stated the Board decision was not to spend \$16,000 at the last meeting.
24 We are now proposing \$10,000. I did ask Mr. Darling to option pricing on lighting. We want a
25 resort quality place and we don't have a resort quality entrance.

26 Dr. Spiro stated when I look at these, I see six people devoting their time and energy on
27 these project expressing their opinions and somewhere between there and us we need to be able
28 to ascertain a larger picture of what people want in this community and if they want to apply
29 these funds on these projects given all that we have to do with our money. Certain things we
30 already know like the Beach Club interior upgrades. You are asking if these items are worth your
31 investigation, and I cannot make a determination not knowing if this is something the residents

1 want us to spend their money on the projects. You don't have to do the whole specification and
2 design, but I need more information than this to make that kind of judgment.

3 Dr. Burman stated we have a list of prioritized items from L-A-F, the Board will look at it
4 and get back to you.

5 Dr. Spiro stated we can write them individually and let them know our opinions as to
6 what is important and if we need more information.

7 Ms. Castro stated on this list there are only two items that are not maintenance items,
8 restoring the Cross Creek Fountain and/or Planter, and the Parking Spaces at the Pocket Part. All
9 these other items are in the budget specifically for these things, and need to be done to maintain
10 the integrity of the facilities.

11 Mr. Woodards stated I know we voted no on the fountain, and in listening to many people
12 in the community they are wondering why we are not restoring the fountain.

13 Dr. Spiro asked why is it \$6,000 less?

14 Mr. Carpenter responded I talked Mr. Darling into being the project manager rather than
15 going through one company for everything.

16 Mr. Darling stated I am very frugal. Before we go any further Mr. Carpenter is asking the
17 Board if they feel these projects are worth being pursued.

18 Dr. Spiro stated we all agree something needs to be done, and it is high priority item.
19 This Board will consider proposals with either a planter option or fountain option with an actual
20 price tag.

21 Mr. Darling stated one item that is becoming a safety hazard is the Cross Creek
22 Pedestrian Bridge, and may need to be higher on the listing.

23 Dr. Burman stated the Board members will make their comments based on the discussion
24 today, and provide them to Mr. Carpenter by the first week in December, and he may prioritize
25 the order.

26
27 On MOTION by Mr. Woodards, SECONDED by Ms. Castro, WITH
28 Mr. Woodards, Ms. Castro, Ms. Raimer and Dr. Burman Voting Aye;
29 And Dr. Spiro voting Nay;
30 the Board approved the Restoration of the Cross Creek Gatehouse Fountain.
31

32 Dr. Spiro asked didn't we refurbish the pedestrian bridge?

1 Ms. Castro responded they replaced a few broken boards, and painted. The curve or turn
2 needs to be widened.

3 Dr. Spiro stated regarding quotes from vendors, I would like a statement whether there is
4 an existing relationship with anyone in the community, the Board or facility when we get the
5 quote.

6 Dr. Burman stated I believe those disclosures have been made through the
7 recommendation at the meeting.

8 Dr. Spiro stated long term relationships should be disclosed that there is a long standing
9 relationship. The Darling Company has a 20 year relationship with our website company, and
10 when it was presented we had no idea other than it is the best company and pricing to do our
11 website. If he told us, we would have taken that into account. Finding out after the fact, there
12 are a lot of website companies, and it presents a shadow of a doubt if he really did source the best
13 companies to us. It is not my intention to bring this out.

14 Mr. Darling stated when I made the presentation I disclosed it was a company I knew for
15 20 years, and they had done some projects for me in another life. I have no fiduciary gain with
16 this company.

17 Ms. Castro stated this is typically a positive when you have repeat business.

18 Dr. Spiro stated as long as vetting process was done appropriately.

19 Ms. Castro stated I am sure that is done with all projects.

20
21 **B. Security – October Security Incident Reports**

22 Dr. Burman stated the October security report was provided in your Advance Board
23 Package.

24
25 **ELEVENTH ORDER OF BUSINESS - Supervisor Requests**

26 Ms. Castro stated I would like to thank Mr. Burman for being one of the last of the three
27 original resident members who took over the Board, and got us back on the right track. I
28 appreciate all the work you have done, and hope you stay involved.

29 Dr. Spiro stated the Communications Task Force meeting was held, and one item was
30 discussed is the videotaping we are doing and putting on line of these Board meetings. It would
31 be better to have a more professional, or student, doing these and uploading them to our website
32 It is a single camera and it takes be five hours to upload it to my server, and it should be easier
33 for the residents to see it from our website. We don't have any proposals or quotes.

1 Dr. Burman stated you can look to the high schools to see if they have a department or at
2 the colleges.

3 Ms. Rugg stated with the high school student you can give them their community service
4 hours as you are a local government.

5 Dr. Spiro stated a number one goal was having an effective database where we can keep
6 track of what is complicated where we have persons owning multiple homes, and rentals of
7 homes. I have already begun discussions with the firm who does our website services as to
8 whether they can integrate this into our website. Others on the task force are looking into other
9 solutions. I will come back to the Board with some potential recommendations. I will also be
10 looking at other companies who said they have survey and newsletter options. We have eight
11 projects in mind. We also talked about modern electronic signs at both gatehouses to provide
12 information.

13 Ms. Castro stated Strategic Planning, which is an approved process by the Board, has as
14 one of its five goals, communication. Is there a reason why they are not involved?

15 Dr. Spiro responded I spoke to Ms. Ross about this and explained to her that anyone from
16 Strategic Planning is welcomed to be part of the Task Force.

17 Ms. Castro stated we have established committees, and 30 and 40 people have been
18 spending their time and energy in the committees, and this seems like a duplicate effort from
19 those who have been working on this goal.

20 Dr. Spiro stated they are welcome to join us and make it happen; they haven't made it
21 happen in the last two years.

22 Ms. Castro stated I am on Strategic Planning and didn't get a notice.

23 Dr. Spiro stated I talked to her after you had your meeting.

24 Ms. Castro stated the feeling I have gotten from members of the community is if you are
25 not running it, it is worthless. You are not giving any recognition to any of those who have been
26 working on these committees.

27 Dr. Burman stated Ms. Castro, thank you for your comments. As this is my last meeting,
28 "I would like to take a minute for a few short comments. I want to thank those who served with
29 me for the past four years. Fellow Board Members: Dan Morford and Kerri Ringhof, who ran
30 with me to unseat the Developer's Board; Jane Taggart and Madeline Backes, who finished out
31 their terms on the Board; Scott Shaw and Vicki Castro who were elected to the Board two years
32 ago; and appointed members Ron Fitzgerald, Judi Beck and Cyril Spiro. John Daugirda, Mark

1 Straley and their staffs for their professional guidance I owe a big thank you. Facilities Manager
2 John Darling and his assistants Linda Harrel and Carrie Bercan, who have run the community
3 and Beach Club office most efficiently, which we all appreciate. To our committee chairpersons
4 and committee members we couldn't have accomplished what we did without your input. I want
5 to thank you, the residents, as you helped us greatly with your input and support as this Board
6 struggles through many difficult decisions. I wish the new Board great success and I look
7 forward to seeing the continued growth in our community under your leadership. Thank you for
8 the privilege of allowing me to serve you as CDD Chairperson."

9 Dr. Spiro stated prior to adjournment, the POA is requesting a key to the Beach Club. I
10 don't have a problem with them holding a key. They also want to be able to post their notices at
11 the guardhouses.

12 Mr. Darling stated the keys to the signs at the guard houses are held at the guard houses.
13 They are responsible for putting up the signs.

14 Dr. Burman stated I did authorize Mr. Darling to purchase a few more keys. The reason
15 we changed the locks way back when is we had a plethora of keys out. I suggest we give one to
16 the POA President and make it his responsibility.

17
18 On MOTION by Dr. Spiro, SECONDED by Dr. Burman, WITH ALL IN FAVOR, the Board
19 authorized a Beach Club Key be Provided to the POA President.
20

21 **TWELFTH ORDER OF BUSINESS - Public Comments**

22 There not being any, the next item followed.

23
24 **THIRTEENTH ORDER OF BUSINESS – Adjournment/Continuation**

25 There being no further business,
26

27 On MOTION by Dr. Burman, SECONDED by Ms. Castro, WITH ALL IN FAVOR, the meeting
28 was CONTINUED to November 29, 2012 at 6:00 pm at the Cory Lake Beach Club.
29


30 *Note on Supervisor Voting: A "Yes" vote constitutes a full affirmative vote of a motion and*
31 *adoption of the stated reasoning as articulated by the majority. A "No" vote constitutes full*
32 *opposition to a motion and adoption of the stated reasoning as articulated by the "No" voters. A*
33 *supervisor cannot stand silent. If a supervisor does not make a statement, then that action will*
34 *be recorded as a "Yes" vote. If a supervisor does not fully agree with the reasoning of the*
35 *affirming or negating group, then it is the duty of the supervisor to articulate and memorialize*

1 *his or her concurring reasoning during their vote which will be recorded in the motion, or in a*
2 *written "Supervisor Memorandum On Voting" that should be attached in an appendix to the*
3 *approved minutes.]*

4
5 **These minutes were prepared in summary format, and are a summary of the discussions and*
6 *actions taken at this meeting; and upon the Board of Supervisors' approval are the permanent*
7 *"Record of Proceedings" of such meeting.*

8 **Each person who decides to appeal any decision made by the Board with respect to any matter*
9 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
10 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
11 *based.*

12
13 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
14 **publicly noticed meeting held on December 19, 2012.**

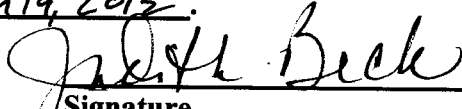
15
16 
17 **Signature**

18
19 John DAUGIRDA
20 **Printed Name**

21
22 **Title:**

23 ☒ **Secretary**

24 ☐ **Assistant Secretary**

15
16 
17 **Signature**

18
19 JUDITH BECK
20 **Printed Name**

21
22 **Title:**

23 ☐ **Chairperson**

24 ☐ **Vice Chairperson**